



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 x1190 • FAX (508) 839-4602
www.grafton-ma.gov

**ZONING DETERMINATION
TO BE COMPLETED BY APPLICANT**

NAME _____
STREET _____ CITY/TOWN _____
STATE _____ ZIP _____ TELEPHONE _____
NAME OF PROPERTY OWNER (if different from Applicant) _____

SITE INFORMATION

STREET AND NUMBER _____
ASSESSOR'S MAP(S) _____ LOT #(S) _____
LOT SIZE _____ FRONTAGE _____
CURRENT USE _____
PROPOSED USE _____

TO BE COMPLETED BY THE ZONING ENFORCEMENT OFFICER

The project is zoned (check all that apply)

- | | | |
|---|--|---|
| <input type="checkbox"/> A - Agricultural | <input type="checkbox"/> RMF – Residential Multi-Family | <input type="checkbox"/> I - Industrial |
| <input type="checkbox"/> R40 – Residential 40,000 sf | <input type="checkbox"/> NB – Neighborhood Business | <input type="checkbox"/> OLI – Office / Light Industry |
| <input type="checkbox"/> R20 – Residential 20,000 sf | <input type="checkbox"/> CB – Community Business | <input type="checkbox"/> FP – Flood Plain |

Overlay Districts

- | | |
|---|---|
| <input type="checkbox"/> WSPO – Water Supply Protection Overlay District | <input type="checkbox"/> FSGOD – Fisherville Smart Growth Overlay District |
| <input type="checkbox"/> CDO – Campus Development Overlay District | <input type="checkbox"/> PDSOD – 43D Priority Development Overlay District |

The proposed use is:

- ☐ Permitted in the zone(s)
☐ Conditionally permitted in the zone(s)
☐ Not permitted in the zone(s)

The proposal must be heard by the following Board:

- ☐ Planning Board
_____ Special Permit
_____ Site Plan Approval Only
_____ Other _____
☐ Zoning Board of Appeals

Notes:

Zoning Enforcement Officer Robert D. Bergen

Date: September 2/2020

Grafton Zoning By-Law Section 1.3.6.2 Any person aggrieved by reason of his inability to obtain a permit or enforcement action from the Inspector of Buildings or other administrative officer under the provisions of this By-Law, or any person including an officer or board of the Town, aggrieved by an order of decision of the Inspector of Buildings, or other administrative officer, in violation of the provisions of Chapter 40A of the General Laws or any provision of this By-Law, may file an appeal in accordance with the provisions of Chapter 40A of the General Laws.

26 KAYE CIRCLE**Location** 26 KAYE CIRCLE**Mblu** 028.0/ 0000/ 0031.0/ /**Acct#** 1100280000000310**Owner** MULVEY, CHRISTOPHER J**PBN****Assessment** \$290,300**Appraisal** \$290,300**PID** 1069**Building Count** 1**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$154,500	\$135,800	\$290,300
Assessment			
Valuation Year	Improvements	Land	Total
2020	\$154,500	\$135,800	\$290,300

Owner of Record

Owner MULVEY, CHRISTOPHER J
Co-Owner CRANSHAW, LAURA M
Address 26 KAYE CIRCLE
 N GRAFTON, MA 01536

Sale Price \$300,000
Certificate
Book & Page 59895/150
Sale Date 01/02/2019
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MULVEY, CHRISTOPHER J	\$300,000		59895/150	00	01/02/2019
TURNING POINT INVESTMENTS LLC	\$0		59561/283	1N	10/18/2018
NUGENT JAMES E	\$125,000		14260/47	00	05/29/1992

Building Information**Building 1 : Section 1****Year Built:**

1954

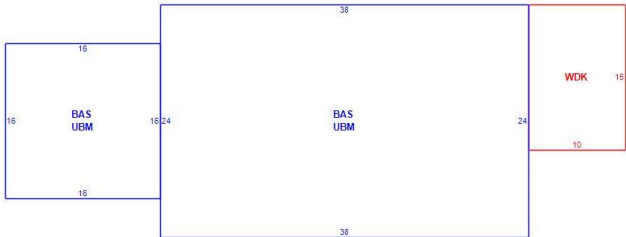
Building Photo

Living Area:	1,168
Replacement Cost:	\$226,225
Building Percent Good:	66
Replacement Cost	
Less Depreciation:	\$149,300
Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Grade	Average
Stories	1.00
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Type	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heat Fuel	Oil
Heat Type	Hot Water
AC Type	None
Bedroom(s)	4
Full Bath(s)	1
Half Bath(s)	1
Extra Fixture(s)	1
Total Rooms	6
Bathroom Quality	Semi-Modern
Kitchen Quality	Semi-Modern
Extra Kitchen(s)	0
Usrflid 104	
Foundation	Concrete
Bsmt Garage Cap	0
Gas Fireplaces	0
Stacks	
Fireplaces	
Fin Bsmt Area	150
Fin Bsmt Grade	BG Average
Basement Type	Full
Usrflid 300	
Usrflid 301	



(http://images.vgsi.com/photos/GraftonMAPhotos//0012\001_12516.JPG)

Building Layout



([ParcelSketch.ashx?pid=1069&bid=1069](#))

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	1,168	1,168
UBM	Unfin Bsmnt	1,168	0
WDK	Wood Deck	150	0
		2,486	1,168

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	Land Line Valuation
Use Code1010	Size (Acres)0.44
DescriptionSingle Family	Frontage
ZoneR2	Depth
Neighborhood2.3	Assessed Value\$135,800
Alt Land ApprNo	Appraised Value\$135,800
Category	

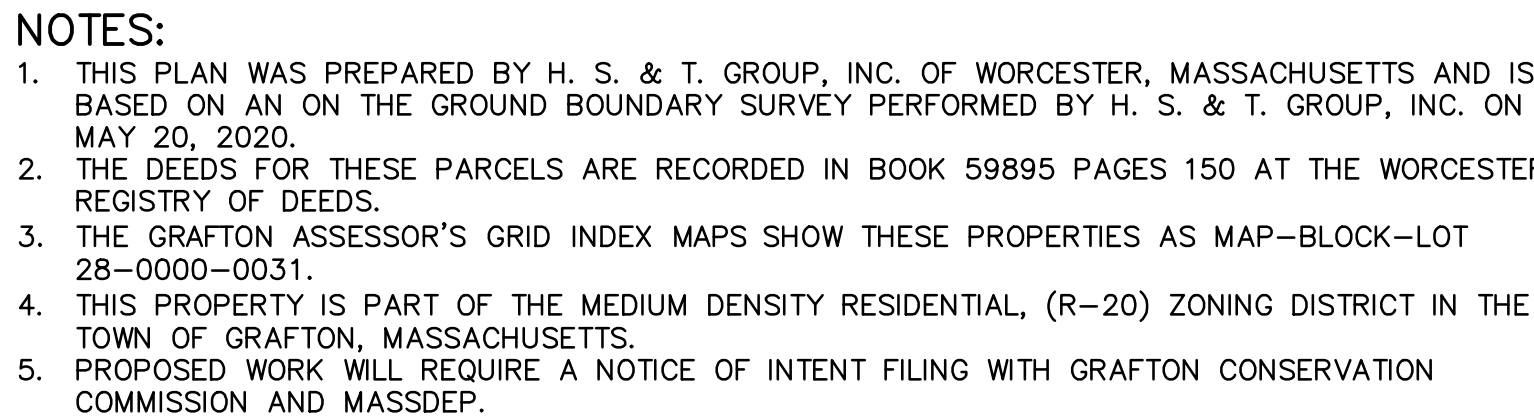
Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
WDK	WOOD DECK			80.00 SF	\$1,400	1
SPL4	ABOVE GR ROUND			452.00 S.F.	\$2,400	1
SHD1	SHED FRAME			100.00 S.F.	\$1,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$141,200	\$131,800	\$273,000
2018	\$124,300	\$130,900	\$255,200
2017	\$124,300	\$123,200	\$247,500

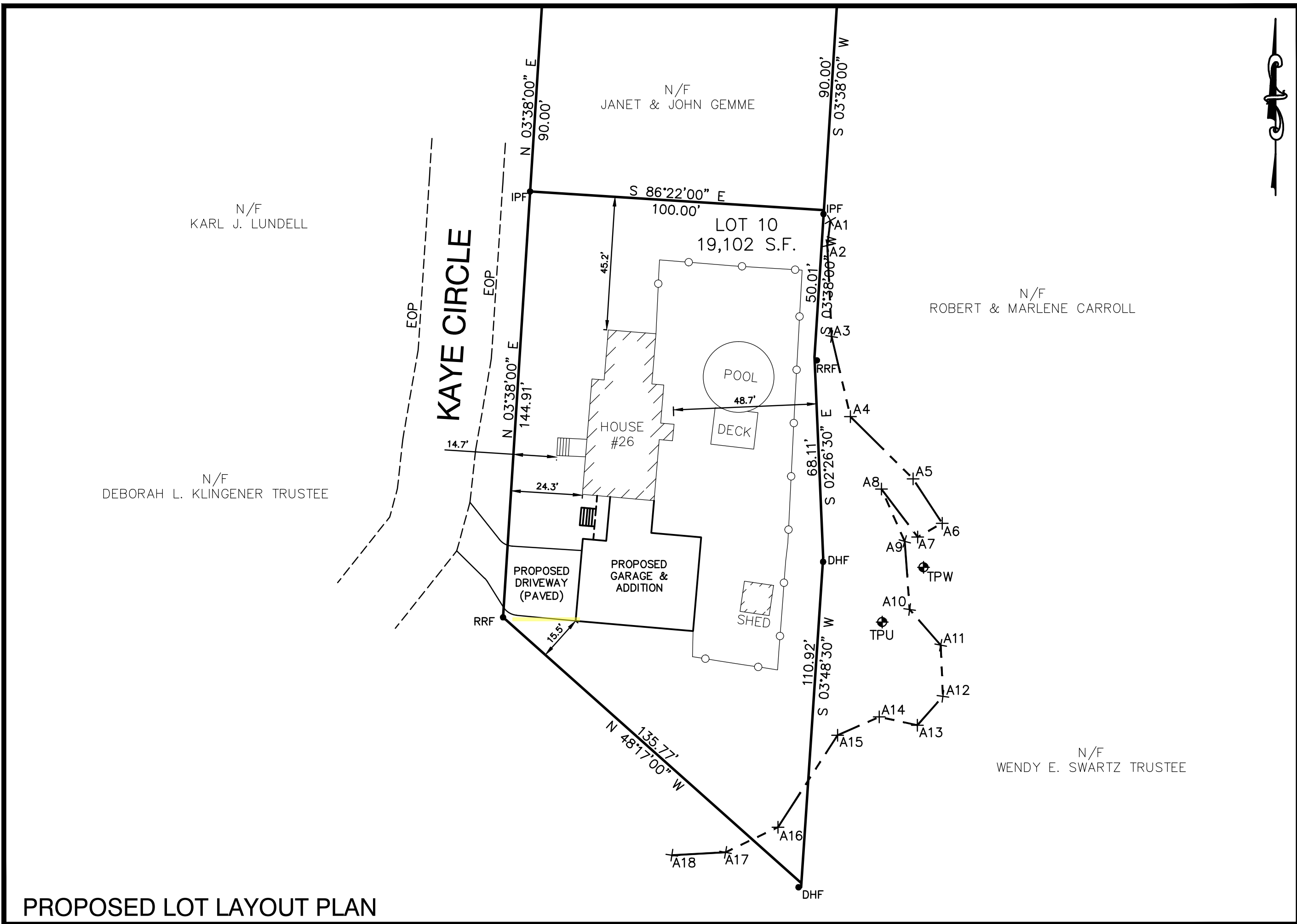
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$141,200	\$131,800	\$273,000
2018	\$124,300	\$130,900	\$255,200
2017	\$124,300	\$123,200	\$247,500



TOTAL LOT AREA:	19,102 SF
ZONING DISTRICT:	R-20
EXISTING USE:	EXISTING SINGLE FAMILY DWELLING
PROPOSED USE:	ATTACHED GARAGE ADDITION ONTO EXISTING DWELLING

ZONING REGULATION—SINGLE FAMILY	REQUIRED/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	19,102 SF	19,102 SF
MINIMUM LOT FRONTAGE	125 FT	144.91 FT	144.91 FT
MINIMUM FRONT YARD SETBACK	30 FT	24.3 FT	24.3 FT
MINIMUM SIDE YARD SETBACK	15 FT	45.2 FT	15.5 FT
MINIMUM REAR YARD SETBACK	30 FT	48.7 FT	48.7 FT
MAXIMUM LOT COVERAGE	30%	6.6%	14%

1. SPECIAL PERMIT FOR THE EXPANSION OF A PRIVILEGED NONCONFORMING STRUCTURE (NONCONFORMING DUE TO A FAILURE TO SATISFY THE DIMENSIONAL REQUIREMENTS OF THE ZONING DISTRICT).

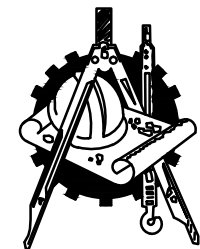
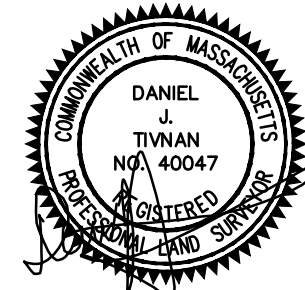


NOT FOR
CONSTRUCTION

THIS PLAN IS FOR PERMITTING PURPOSES ONLY
AND SHALL NOT BE USED FOR CONSTRUCTION

PLAN REVISIONS:

2	8-18-20	ZBA COMMENTS	ZC
1	8-06-20	ZBA COMMENTS	ZC
NO.	DATE	DESCRIPTION	BY



H. S. & T. GROUP, INC.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
75 HAMMOND STREET - 2ND FLOOR
WORCESTER, MASSACHUSETTS 01610-1723
PHONE: (508) 757-4944 FAX: (508) 752-8895
EMAIL: INFO@HSTGROUP.NET WWW.HSTGROUP.NET

SPECIAL PERMIT SITE PLAN

26 KAYE CIRCLE, NORTH GRAFTON, MA

APPLICANT/OWNER:
CHRISTOPHER MULVEY & LAURA CRANSHAW
26 KAYE CIRCLE, NORTH GRAFTON, MA

DATE: 07/16/2020	COMP'D: DJT	FIELD: PS
SCALE: 1"=30'	CAD: STF	FLD. BK: 657-104
ZONE: R2	REV'D: DJT	DWG: KAYE26SITE

JOB NUMBER:	6727	SHEET NUMBER	1 OF 1
DWG NUMBER:	XXXX		